

Voted at Meeting of 10/21/76

## MEMORANDUM

October 21, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SUPPLEMENTARY INFORMATION ON PLANNED DEVELOPMENT AREA NO. 10  
PROPOSED BY AFFILIATED HOSPITALS CENTER, INC., FOR  
LAND ON FRANCIS STREET, ROXBURY

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A public hearing on this application was held October 6, 1976, at Boston State College. A number of questions and concerns were raised in the testimony of this hearing. The Authority has responded to the major concerns raised in the following paragraphs.

1. It was suggested that a "comprehensive general study" should be made to examine the effects of all institutional expansion occurring within the immediate neighborhood.

Authority Response: The hospital's Final Environmental Impact Report was approved by the Secretary of Environmental Affairs on October 21, 1975. This report evaluated the traffic and circulation aspects of the hospital on the surrounding neighborhood. In addition, a number of studies have been prepared over the past few years by the BRA and the medical institutions. The study entitled Transportation Planning in the Longwood Medical Area, sponsored by MASCO and prepared by Charles Hilgenhurst and Wilbur Smith Associates, was completed in November 1975. It contained traffic and street circulation recommendations which the AHC followed in planning for the new hospital. For example, the extension of Shattuck Street to Binney Street was recommended in the MASCO report. In addition, the Authority review of the traffic aspects of AHC's proposal led to the recommendation that the AHC plans include a setback of the hospital along Francis Street to allow for a possible 10-foot future street widening. The Authority also suggested that AHC provide enough parking to accommodate both the hospital's staff and visitor needs, and the proposed Development Plan details this parking arrangement with AHC.

2. It was suggested that there should be no widening of Francis Street without prior community approval.

Authority Response: The hospital in response to a BRA request established a building setback line to allow for possible future widening of Francis Street. Any future widening will require public hearings and approval of the Public Improvements Commission.



3. It was suggested that the new hospital's major entrance should be shifted from Francis Street, which is also a residential street, to one of the two institutional streets (Shattuck or Binney) abutting the AHC property.

Authority Response: Francis Street currently serves as a "front door" access for the Peter Bent Brigham Hospital at Brigham Circle and was used as the entrance and exit point for a 196-car parking lot which previously existed on the proposed PDA site. Francis Street is also a local collector street between Huntington and Brookline Avenues, with heavy rush hour and commuter traffic at the present time. There are also development phasing reasons why the alternative use of Binney Street as the major entrance point to the hospital would not be possible.

4. It was suggested that the facade of the proposed Laboratory Building along Francis Street should be redesigned to make it more compatible with the existing homes across the street.

Authority Response: The Authority has made changes to the original design of the Laboratory Building. Originally proposed as a solid wall without bays or windows, the design was modified and made acceptable by adding 3-foot projecting bays with side windows measuring  $2\frac{1}{2}$  feet by 7 feet. The Authority has consulted with the hospital's architect on possible additional modifications to the design which, it is anticipated, will be worked out as a part of the Design Review Process.

5. It was suggested that the MASCO Service Center, proposed for a site opposite the new hospital, should have no bearing on this application.

Authority Response: The Authority agrees that the MASCO Service Center should have no bearing on the application and that there should be no implied approval given to this other project. The Service Center is described as providing additional parking and loading for the hospital. However, the proposed Development Plan is careful to point out "contingency" parking and loading requirements that AHC must follow if the Service Center is not constructed.

6. The Board asked AHC representatives whether any "tax arrangement had been negotiated with the City".

Authority Response: The hospital is a non-profit institution and the Authority considers the new hospital a replacement facility; however, any future expansion or new facilities in the Old Peter Bent Area should be subject to an in-lieu tax arrangement under the Mayor's Policy relating to non-profit institutions. The Authority also points out that AHC already makes contributions to a neighborhood health facility (the Brookside Family Life Center in Jamaica Plain).



7. It was suggested that ambulances turn off their sirens once they enter the residential area between the hours of 11 PM and 7 AM.

Authority Response: The proposed Development Plan refers to AHC's policy to discourage the use of sirens by emergency vehicles on Francis Street (page 3. E1).

8. It was suggested that the hospital's plans were not thoroughly reviewed with the local community.

Authority Response: The hospital's plans have been undergoing constant change and local exposure for the past five years. To receive its Certificate of Need Approval on April 30, 1974, the hospital was required to review its program and plans with local community groups and to accommodate their needs and concerns. The Authority's review began this summer and included nine separate meetings with local resident groups prior to the Public Hearing on October 6, at Boston State College. During the last two weeks, the Authority and AHC have more fully briefed Representative Kevin Fitzgerald (Mission Hill) as to AHC's Development Plans.



MEMORANDUM

TABLED: OCTOBER 7, 1976  
RESUBMITTED: OCTOBER 21, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: PLANNED DEVELOPMENT AREA NO. 10,  
PROPOSED BY AFFILIATED HOSPITALS CENTER, INC.  
FOR LAND ON FRANCIS STREET, ROXBURY

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Affiliated Hospitals Center, Inc. (AHC), the successor, by merger, of the Boston Hospital for Women, Peter Bent Brigham Hospital, and Robert B. Brigham Hospital, proposes to build a new hospital complex at the northeast corner of Francis and Binney Streets, Roxbury. The new structures, in combination with some of the existing structures formerly of Peter Bent Brigham Hospital, will house the combined activities of the three hospitals and will consist of a bed tower accommodating 680 beds, low-rise laboratory and ambulatory care buildings, and a two-level below-grade structure under the other buildings that will house general hospital functions.

AHC seeks a Planned Development Area (PDA) zoning designation for an 8.86 acre site, owned by AHC, on the northerly side of Francis Street between Binney Street and Brigham Circle. Such designation would enable AHC to seek exceptions to the Boston Zoning Code as follows:

Use: Accessory parking is now a conditional use, as the Restricted Parking District was recently extended to include the site.

\*FAR: Maximum FAR is 3.0. Proposed FAR in "New Hospital Area" is 5.6, in the "Old Peter Bent Area" it is 1.34 for an overall FAR of 2.86.

Front Yard: 15' required; 11'11" provided.

\*Side Yard: Easterly side "New Hospital Area": 15.7 required for part of side line; none provided.

Rear Yard: Required 15'; provided 6'.

Setback of Parapet: Francis Street, laboratory: 54'2" required; 15'3" provided. Binney Street, laboratory: 29' required; 11' provided. Shattuck Street, bed tower: 48'8" required; 33' provided.

Off-Street Loading: 6 bays required; none provided in "New Hospital Area". Loading activities will take place at the proposed MASCO Service Center, or a minimum of three loading bays will be provided on the Old Peter Bent Area.



Corner Visibility: Violates Section 18.3 by about 4' at corner of Francis and Binney Streets.

\*No violation would exist if PDA were considered as one lot. Because of financing considerations, AHC requests that parcel be considered as two lots for zoning purposes.

The Urban Design Department's review of the dimensional deviations has found them acceptable in view of the relationship of the buildings to the overall medical area neighborhood. The conditional use for accessory parking presents no difficulty, as 38 short-term parking spaces in "New Hospital Area" replace 196 discontinued spaces in the same area. There is no overall FAR violation. The staff suggested the inclusion of the "Old Peter Bent" area in the PDA to assure that future low-density use of this area will balance the higher density on the "New Hospital Area".

#### Environmental Considerations

On September 23, 1975, a Final Environmental Impact Report on the project was submitted to the Secretary of Environmental Affairs by the Department of Public Health and HEFA. The Authority's staff reviewed this report and in general found that the report adequately assessed the environmental impact of the proposed Affiliated Hospital Center. Particular concern was expressed over the traffic and parking impacts of the Hospital, which, however, are related to the need for an adequate circulation and parking plan for the entire Medical Center Area. On October 21, 1975, the Secretary of Environmental Affairs issued a statement that the Final Environmental Impact Report adequately and properly complied with M.G.L. Chapter 30 Section 62, and the regulations governing the preparation of environmental impact reports. Pursuant to Section 5.3 of the Authority's "Rules and Regulations Governing the Requirements for Protection of the Environment", it is recommended that the Authority approve and adopt this Report, and further that the Authority find that the project will not cause significant environmental damage, and in particular that the Authority make the following findings:

#### Findings Concerning Environmental Impact

The Authority finds that the project will not adversely affect: recreational areas; areas of important aesthetic or scenic value; unique or man-made features; historical or archaeological structures or sites; potential use, extraction or conservation of scarce natural resources; rare or endangered wildlife, fishlife or plantlife; or fresh or salt water beaches or wetlands. The project is not in a flood plain and will not eliminate agricultural land. Any potentially hazardous materials, arising from hospital operations, will be disposed of off-site by approved procedures. Emissions to the air from the hospital and the handling of sewerage, rubbish and other wastes will not be



such as not to cause harmful affects on air or water resources, and any changes in parking or traffic circulation caused by the project will not result in violation of applicable standards. Increased traffic will occur on the streets immediately adjoining the project, but will cause a reduction in traffic in neighborhood areas in which components of the hospital are now located; further, either of Developer's planned materials handling arrangements will reduce truck traffic on residential streets and the interior traffic pattern in the project is such as to facilitate traffic and pedestrian flow. The project will concentrate parking demand. This concentration of demand will cause reduction in demand elsewhere in the neighborhood; further, the plan provides for a significant number of spaces, both on and off-site, even though current zoning requires no spaces. The project, in its institutional setting, will not generate excessive noise. Impacts during the construction phase will be such as flow necessarily from the construction of a facility of the size involved.

The Authority held a public hearing regarding the proposed PDA on Wednesday, October 6, 1976, at 8:00 P.M. at Boston State College. Said hearing was advertised in the Herald American (twice) and in the Boston Ledger. On October 7 the Authority voted to authorize the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for the parcel involved in Planned Development Area No. 10 with the understanding that if the Authority does not adopt said Development Plan at its next meeting the petition would be withdrawn.

I recommend that the Authority approve this Development Plan for Planned Development Area No. 10; that it approve and adopt the Final Environmental Impact Report and that it authorize the Director to certify that plans submitted to the Building Commission conform with the development plan. Appropriate Votes follow:

VOTED: That in connection with the Development Plan for a Planned Development Area zoning designation requested by Affiliated Hospitals Center, Inc. for a parcel of land on the northerly side of Francis Street, between Binney Street and Brigham Circle in the Roxbury District of the City of Boston, the Boston Redevelopment Authority finds that said Development Plan

- (1) conforms to the General Plan of the City of Boston as a whole;
- (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and



- (3) does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area subdistrict designation, as set forth by the Zoning Code of the City of Boston, as amended;

and further

VOTED: That pursuant to the provisions of Article 3, Section 1, of the Zoning Code of the City of Boston, as amended, the Boston Redevelopment Authority hereby approves the Development Plan for said parcel of land in Roxbury. Said Development Plan consists of a written document dated October 6, 1976, and entitled "Development Plan for Planned Development Area No. 10. - Affiliated Hospitals Center, Inc., Francis Street, Roxbury " and of ten plans incorporated therein.

and further

VOTED: That the report entitled "Final Environmental Impact Report for the Affiliated Hospitals Center, Boston, Massachusetts" (Executive Office of Environmental Affairs No. 01772) be and hereby is approved and adopted and further that the Authority hereby makes and incorporates herein the "Findings Concerning Environmental Impact", set forth in the above Director's memorandum to the Authority dated October 7, 1976, and further, that it is hereby found and determined that proposed project will not result in significant damage to, or impairment of, the environment, and further, that all practical and feasible measures have been taken and are being utilized to avoid or minimize damage to the environment.

and further

VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to certify, in the name of the Authority, that plans submitted to the Building Commissioner in connection with this Plan are in conformity with the said Development Plan.



Boston Redevelopment Authority

Adopted: October 6, 1976

Development Plan for Planned Development Area No. 10

Affiliated Hospitals Center, Inc.

Francis Street, Roxbury

Developer and Owner: Affiliated Hospitals Center, Inc. (AHC) the successor, by merger, of the Boston Hospital for Women, the Robert B. Brigham Hospital and the Peter Bent Brigham Hospital.

List of Plans: The following plans are incorporated herein by reference and will hereafter be referred to as BRA-1, BRA-2 etc.

1. Plans by Sasaki Associates, Inc., as follows:
  - a. BRA-1, dated 6/30/76, revised 10/1/76, AHC Area Site Plan, scale 1" = 50'.
  - b. BRA-1A, dated 10/1/76, Landscape Site Plan, scale 1/16" = 1'
2. Plans by Bertrand Goldberg Associates, all, except g, at a scale of 1/16" = 1', as follows:
  - a. BRA-2, dated 7/1/76, Plan Plaza Level +1, revised 10/6/76;
  - b. BRA-3, dated 7/1/76, Elevation South-Francis Street, revised 9/1/76;
  - c. BRA-4, dated 7/1/76, revised 9/1/76, Elevation North - Shattuck Street;
  - d. BRA-5, dated 7/1/76, revised 9/1/76, Elevation West - Binney Street;
  - e. BRA-6, dated 7/1/76, revised 9/1/76, Project Section - Transverse;
  - f. BRA-7, dated 7/1/76, revised 9/1/76, Project Section - Longitudinal; and
  - g. BRA-8, dated 10/1/76, Perspective Sketch and Details, not to scale.
3. Plan by Whitman & Howard, Inc., entitled Plan of Land in Boston, Mass. (Roxbury District), Scale 1" = 50', dated 12/11/75.



Site: A parcel of land on the northerly side of Francis Street in the Roxbury District of the City of Boston bounded southerly by Huntington Avenue and Francis Street, westerly by Binney Street; northerly by land of Sidney Farber Cancer Center, Inc., land of The Children's Hospital Medical Center and by Shattuck Street; and easterly by land of the President and Fellows of Harvard College. Said parcel contains 8.86 acres, and is shown by plan BRA-1 and by the plan described above, by Whitman and Howard, as corrected to include 4,029 square feet in existing Shattuck Street, a private way. A metes and bounds description is contained in Appendix A.<sup>1</sup>

Because of financing considerations, the parcel will be treated as though subdivided into two parcels, the "New Hospital Area" at the westerly end of the property, containing 3.42 acres and more fully described in Appendix A<sup>2</sup>, and the "Old Peter Bent Area" which contains the balance of the former Peter Bent Brigham Hospital property (5.44 acres).

The entire parcel lies in an H-3 zoning district which is an apartment district with a floor area ratio of 3.0.

A. Permitted Uses

- A1. Hospital not providing custodial care for drug addicts or mentally ill or mentally deficient persons, and the following accessory uses: clinics, professional offices, scientific research and teaching laboratories, parking, the keeping of laboratory animals, and incidental uses and services ordinarily found in connection with hospitals (such as gift shop, restaurant and snack bar, outpatient pharmacy and the like) for the convenience of patients, visitors and staff. The same uses will be permitted in the Old Peter Bent Area except that once the new hospital has been completed in the New Hospital Area, in-patient care will be restricted to the New Hospital Area.

B. Proposed Location and Appearance of Structures

- B1. New Hospital Area: A new hospital complex will consist of a 16-story bed tower accommodating 680 beds (replacement for existing obsolete facilities of the merged hospitals); a two-story L-shaped laboratory and administration building that is raised one story above grade, lying west and south of the bed tower; a three-story ambulatory care center to the east of the tower; and two below-grade levels beneath the entire complex containing basic hospital functions. The location and appearance of these buildings shall be as shown by Plans BRA-1 through BRA-8. The exterior building material is to be concrete.



- B2. Old Peter Bent Area: The structures in the Old Peter Bent Area shall remain in location and appearance as they are now. They may from time to time be repaired or renovated, but any new construction, in the form of new buildings or extensions of existing buildings, shall require amendment of this Development Plan, after notice and public hearing.

C. Open Spaces and Landscaping

- C1. In the New Hospital Area, open spaces and landscaping shall be as shown by plans BRA-1 and BRA-1A, with trees and other plantings to be maintained and replaced as necessary.
- C2. In the Old Peter Bent Area, existing open spaces and landscaping shall be maintained, with the exceptions that existing open space may be used for the possible widening of Francis Street and the area off Shattuck Street designated by plan BRA-1 as a site for "Alternate Off-street Loading" may be used for that purpose.

D. Density

- D1. The overall floor area ratio of the Planned Development Area shall not exceed 3.0, nor shall the floor area ratio of the New Hospital Area exceed 5.6.

E. Proposed Traffic Circulation

- E1. Non-emergency traffic will enter the New Hospital Area at the main entrance on Francis Street, pass through it on a roadway running under the raised laboratory and administration building, and exit onto Binney Street or Shattuck Street. The latter, which is a private way, will be extended, by AHC, to connect to Binney Street. Emergency vehicles will enter from Francis Street on a roadway abutting the west side of the Ambulatory Care building and exit onto Shattuck Street. It shall be a policy of AHC to discourage the use of sirens by emergency vehicles on Francis Street. Pedestrian and vehicular movements to and through the New Hospital Area are shown on plan BRA-1.
- E2. Traffic circulation for the Old Peter Bent Area shall continue as at present. The main pedestrian and vehicular entrance and exit for the Old Peter Bent Area will continue to be at the junction of Huntington Avenue and Francis Street, opposite Brigham Circle.
- E3. Increased traffic on Francis Street may require the future widening of Francis Street between Binney Street and Huntington Avenue by no more than 10'. In the New Hospital Area the proposed conformation of the structures makes allowance for such widening as shown on plans BRA-1 and BRA-2.



- E4. For any such widening undertaken within the New Hospital Area, AHC shall bear the construction costs for any needed street improvements within the New Hospital Area in connection with such widening, and shall make no charge to the City of Boston for the surface easement for the widening area, provided the same leaves AHC with rights to subsurface structures under the future widening area, the particulars of which surface easement, including provision for a space under the surface, above the subsurface structures, shall be subject to written approval of the Division Engineer of the City's Public Works Department.
- E5. With respect to the portion of such possible widening within the Old Peter Bent Area, AHC shall make no charge to the City of Boston for an easement needed for surface rights in the widening area, provided the same leaves AHC with rights to subsurface structures under the widening area, subject to similar approval of said Division Engineer. Further, if AHC should redevelop any part of the Old Peter Bent Area abutting Francis Street, it will bear the construction costs for normal street improvements involved in widening Francis Street (by not more than 10 feet, as aforesaid) in front of the area involved. Nothing herein shall be deemed to constitute advance approval by the Authority of any such redevelopment in the Old Peter Bent Area.
- E6. Without reference to any possible redevelopment of the Old Peter Bent Area, if such a widening (i.e., not more than 10') is required within the Old Peter Bent Area as a result of an increase in traffic along Francis Street after occupancy of any part of the new hospital, AHC will bear the construction costs of curbing and paving within the widening area, at existing grades, but all other costs, including wall or other costs involved in preserving existing grades on AHC land immediately abutting the widening, will be borne by the City.

F. Parking Facilities

- F1. Parking facilities for 38 cars are to be provided in the New Hospital Area, as shown on the plan entitled BRA-1 (34 short-term parking and 4 emergency). Parking in the Old Peter Bent Area and in AHC's half (the southerly half) of Shattuck Street (a private way) adjoining the Old Peter Bent Area, totaling facilities for 176 cars, will remain available during and after construction of the project. Parking facilities referred to in this paragraph F1 are subject to elimination if and to the extent required by a widening of Francis Street, if that should occur, and by reason of federal, state, or local laws, ordinances, or regulations.
- F2. The Mission Park Project, so called, is now under construction to the south of the PDA, the northerly portion of which project is shown as "Mission Park Housing Project & Parking Facility" on plan BRA-1. Said project is in an area (hereinafter called "Mission Park") shown on a plan by Harry R. Feldman, Inc., dated September 9, 1974, revised September 29, 1975, entitled "Plan of Land Boston



- (Roxbury) Mass.", recorded at Suffolk Deeds at Book 8825, Page 198 (Lots 1 through 6). AHC agrees to lease parking facilities for 715 cars in Mission Park. Said lease shall be for a term commencing when the Mission Park facilities are available for use and ending no earlier than December 31, 2002.

- F3. A service center and garage (hereinafter called the "Service Center") is proposed for construction at the westerly end of the block bounded by Brookline Avenue, Francis Street, Vining Street and Fenwood Road. The general area of the Service Center is shown as "Site of Proposed Service Center & Garage (MASCO)" on plan BRA-1. It is contemplated that the Service Center will include a parking garage to be operated by Medical Area Service Corporation (MASCO) to provide parking primarily for visitors and out-patients of the MASCO member institutions, and especially AHC, open to the public with only a minimal number of monthly parkers. If and when the Service Center is constructed and parking facilities therein are made available to AHC at rates generally prevailing for commercial parking facilities within a reasonable distance of the project, AHC agrees to lease as many of such facilities (up to 350) as are made available at such rates. Said lease shall be for a term ending no earlier than December 31, 2002.
- F4. If by the time AHC's bedtower is completed and occupied, 350 facilities have not been made available to AHC in the Service Center, under lease as provided in paragraph F3, above, for whatever reason (including, without limitation, that the Service Center is not constructed, or is delayed, or facilities therein are not made available to AHC as provided in paragraph F3):
- a. AHC shall lease parking facilities for 88 cars in Mission Park in addition to the 715 referred to above. Said lease shall be for a term ending no earlier than December 31, 2002 (except as provided below).
  - b. AHC shall use its reasonable best efforts to lease from time to time parking facilities for at least an additional 126 cars at one or more locations outside the PDA, so as to provide such facilities for a period ending no earlier than December 31, 2002 (except as provided below).
  - c. If such 350 parking facilities in the Service Center are thereafter leased by Developer as provided in paragraph F3, AHC may terminate its Mission Park lease as to the additional 88 facilities, terminate its lease(s) of any facilities made in accordance with subparagraph F4(b), and this paragraph F4 shall be of no further force and effect.
- F5. Parking facilities outside the PDA, referred to in Paragraphs F2 through F4, are subject to elimination if and to the extent caused by causes beyond the control of AHC, provided such causes are set forth in the leases involved and are approved in advance by the



Director of the Authority. If any facilities are eliminated pursuant to this paragraph F5, AHC will use its reasonable best efforts to lease from time to time substitute parking facilities in at least the same number as were eliminated, so as to provide such facilities for a period ending no earlier than December 31, 2002, the location of any such facilities and the terms of any such alternative leasing arrangements to be subject to the approval of the Director of the Authority.

G. Off-Street Loading

- G1. Plans for the Service Center include a materials handling facility to serve AHC and other institutions in the area, which facility is planned to contain at least 54,000 square feet, four loading bays, and a tunnel under Francis Street from the Service Center to AHC at the AHC second level below grade. AHC will provide off-street loading facilities, at its election from time to time, either by use of the materials handling facility in the proposed MASCO Service Center, (provided the same contains at least the elements listed above) or by means of a minimum of three off-street loading bays in the Old Peter Bent Area, two of which are already in existence. The location of said bays in the Old Peter Bent Area is shown as "Alternate Off-Street Loading" on a plan, BRA-1.

H. Access to Public Transportation

- H1. The following facilities of the Massachusetts Bay Transportation Authority serve the site as follow:

Arborway Branch of the Green Line, running from Park Street to Forest Hills with a stop at Brigham Circle, at the entrance to the Old Peter Bent Area.

Riverside Branch of the Green Line, running from Lechmere Square, Cambridge, to Riverside Station, Auburndale, with a stop at Longwood, about one-half mile from the New Hospital Area.

Bus Route No. 60, running from Chestnut Hill, Newton, to Kenmore Square, with a stop on Brookline Avenue, about 500 feet from the New Hospital Area.

Bus Route No. 65, running from Brighton Center to Kenmore Square, with a stop on Brookline Avenue.

Bus Route No. 66, running from Dudley Station on the Orange Line to Union Square, Allston, with a stop at Brigham Circle.

Bus Route No. 47, running from City Hospital to Cambridge with stops on Longwood Avenue, about 600 feet from both areas of the site.



H2. In addition, the MBTA operates, under contract with the town of Brookline, a minibus line which loops through Brookline and crosses over into the medical area, with a stop at Pilgrim and Francis Streets, about 800 feet from the New Hospital Area, and MASCO provides minibus service from Harvard Square.

I. Proposed Dimensions of Structures

I1. Structures in the New Hospital Area shall be as shown by plans BRA-2 through BRA-8. Structures in the Old Peter Bent Area shall remain, as to their dimensions, as they are now, subject to the provisions of paragraph B2.

J. Design Review

J1. Materials and treatment of the buildings and open space, plus the size, location, design, color, and materials of exterior signs, will be subject to the Authority's design review process. Samples of exterior materials including poured-in-place and pre-cast concrete, glass, metal frames, soffit materials, railings, sidewalk pavers, driveway paving and any other exterior building materials visible to the public, shall be submitted to the Authority for approval by the Urban Design Department.



AFFILIATED HOSPITALS CENTER, INC.

Application for PDA Designation.

Appendix A<sup>1</sup>

DESCRIPTION OF  
PLANNED DEVELOPMENT AREA APPLIED FOR

A parcel of land on the northerly side of Francis Street in the Roxbury District of Boston, Suffolk County, Massachusetts, bounded and described as follows:

Commencing at the northeasterly corner of Francis and Binney Streets;

Thence by Binney Street, N 38° 00' 54" E, three hundred sixty-three (363) feet;

Thence by land now or formerly of Sidney Farber Cancer Center, Inc. in eight courses, as follows:

S 52° 00' 27" E, sixty-eight and 42/100 (68.42) feet;

S 37° 59' 32" W, 50/100 (.50) feet;

S 52° 00' 27" E, five and 02/100 (5.02) feet;

By a curved line to the left with a radius of ninety-three and 59/100 (93.59) feet, a distance of seven and 15/100 (7.15) feet;

N. 79° 57' 38" W, three and 63/100 (3.63) feet;

By a curved line to the left with a radius of ninety-seven and 17/100 (97.17) feet, a distance of forty-four and 79/100 (44.79) feet;

N 83° 00' 18" E, thirty-two and 91/100 (32.91) feet; and

S 41° 10' 18" W, one and 86/100 (1.86) feet;



Thence by land now or formerly of The Children's Hospital Medical Center in two courses, as follows:

Continuing S 41° 10' 18" W, fifteen (15) feet; and  
S 48° 51' 16" E, two hundred eighty and 75/100 (280.75) feet, the last one hundred sixty-one and 13/100 (161.13) feet of which is by the center-line of Shattuck Street;

Thence by other land of Affiliated Hospitals Center, Inc. (being part of Shattuck Street) S 41° 05' 15" W, twenty-five (25) feet to the southerly line of Shattuck Street;

Thence by Shattuck Street a total distance of six hundred ninety-nine and 23/100 (699.23) feet;

Thence by land now or formerly of the President and Fellows of Harvard College, in seven courses, as follows:

S 23° 55' 44" W, sixty-six and 68/100 (66.68) feet;

S 66° 04' 16" E, one and 88/100 (1.88) feet;

S 22° 19' 50" W, seventy-four and 39/100 (74.39) feet;

N 67° 40' 10" W, two and 83/100 (2.83) feet;

S 22° 19' 50" W, one and 13/100 (1.13) feet;

N 67° 40' 10" W, 85/100 (.85) feet; and

S 22° 21' 50" W, one hundred ninety-six and 55/100 (196.55) feet;

Thence by the northerly corner of Huntington Avenue and Francis Street by a curved line to the right, having a radius of two hundred thirty-one and 85/100 (231.85) feet, a distance of two hundred fifteen and 01/100 (215.01) feet; and

Thence by Francis Street, in two courses, as follows:

N 50° 13' 24" W, eighty and 20/100 (80.20) feet; and

N 49° 07' 11" W, nine hundred four and 94/100 (904.94) feet to the point of beginning.



AFFILIATED HOSPITALS CENTER, INC.

Application for PDA Designation

Appendix A<sup>2</sup>

DESCRIPTION OF  
NEW HOSPITAL AREA

A parcel of land on the northerly side of Francis Street in the Roxbury District of Boston, Suffolk County, Massachusetts, bounded and described as follows:

Commencing at the northeasterly corner of Francis and Binney Streets;

Thence by Binney Street, N 38° 00' 54" E, three hundred sixty-three (363) feet;

Thence by land now or formerly of Sidney Farber Cancer Center, Inc. in eight courses, as follows:

S 52° 00' 27" E, sixty-eight and 42/100 (68.42) feet;

S 37° 59' 32" W, 50/100 (.50) feet;

S 52° 00' 27" E, five and 02/100 (5.02) feet;

By a curved line to the left with a radius of ninety-three and 59/100 (93.59) feet, a distance of seven and 15/100 (7.15) feet;

N. 79° 57' 38" W, three and 63/100 (3.63) feet;

By a curved line to the left with a radius of ninety-seven and 17/100 (97.17) feet, a distance of forty-four and 79/100 (44.79) feet;

N 83° 00' 18" E, thirty-two and 91/100 (32.91) feet; and

S 41° 10' 18" W, one and 86/100 (1.86) feet;



